

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP2021-00005

Please type or print in black ink.

APPLICANT INFORMATION

Owner/Applicant: Springfield Farm Solar, LLC
Contact Name: Kenny Habul
Address: 192 Raceway Drive Mooresville, NC 28117

Telephone No. 704-662-0375
Fax No. _____
Email Address project.development
@sunenergy1.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 ☐

GPIN(s)(Tax ID #'s) See the attached document

Total CUP Area (acres/square feet) ~778 acres

Current Zoning A-1

Total Area (acres/square feet) See the attached document

In accordance with Article 3, Division 1 Section 26-20

Magisterial District South Anna & Beaverdam

§ 12 of the Ordinance the following use is requested:

Location Description (Street Address, if applicable) _____
See the attached document

Construction of a utility-scale solar facility

SIGNATURE OF OWNER ☐ POWER OF ATTORNEY ☐ CONTRACT PURCHASER ☒ (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives' entry onto the property for purposes of reviewing this request.

Signature [Signature] Date 2/18/21

Print Name Kenny Habul

Signature _____ Date _____

Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Kenny Habul & Linda Nwadike
Address: 192 Raceway Drive Mooresville, NC 28117

Telephone No. 704-929-1099
Fax No. _____
Email Address Linda.Nwadike
@sunenergy1.com

**it is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application

RECEIVED

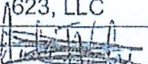
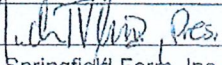
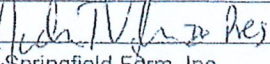
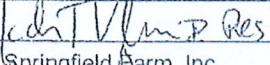
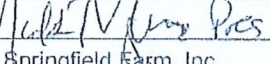
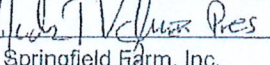
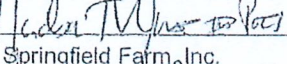
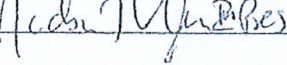
FEB 19 2021

HANOVER COUNTY
PLANNING OFFICE

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7768-38-9853 ✓	Print 623, LLC Sign <i>John P. Pappas, Jr.</i>	2736/300	99.414	A-1	N/A
7769-60-1319 ✓	Print Springfield Farm, Inc. Sign	0427/711	173.35	A-1	N/A
7769-80-3093 ✓	Print Springfield Farm, Inc. Sign	0427/711	134.15	A-1	N/A
7779-10-0505 ✓	Print Springfield Farm, Inc. Sign	0427/711	35.68	A-1	N/A
7769-90-8609 ✓	Print Springfield Farm, Inc. Sign	0427/711	100	A-1	N/A
7779-02-1568 ✓	Print Springfield Farm, Inc. Sign	0427/711	60.5	A-1	N/A
7779-12-8215 ✓	Print Springfield Farm, Inc. Sign	0427/711	139.91	A-1	N/A
7768-77-8450 ✓	Print Springfield Farm, Inc. Sign	0427/711	35	A-1	N/A
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				
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	Print Sign				
	Print Sign				

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7769-80-3093	Print Springfield Farm, Inc. Sign 	0427/711	134.15	A-1	N/A
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7769-90-8609	Print Springfield Farm, Inc. Sign 	0427/711	100	A-1	N/A
7779-02-1568	Print Springfield Farm, Inc. Sign 	0427/711	60.5	A-1	N/A
7779-12-8215	Print Springfield Farm, Inc. Sign 	0427/711	139.91	A-1	N/A
7768-77-8450	Print Springfield Farm, Inc. Sign 	0427/711	35	A-1	N/A
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				
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	Print Sign				
	Print Sign				

REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:

- ☒ a. **Signature of Property Owner or Contract Purchaser (Page 3)** – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- ☒ b. **Acknowledgement of Application Fee Payment Procedure (Page 6)**
- ☒ c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form (Page 7)** – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- ☒ d. **A plat of the subject property**, which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- ☒ e. **Responses to questions on Page 10**
- ☒ f. **Historic Impact Information (Page 11)** (This information is available on the County website or please the Planning Staff may be asked to assist.)
- ☒ g. **Traffic Impact Analysis Certification Form (Page 12)** In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- ☒ h. **Sketch Plan Checklist (Page 13) and thirteen (13) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and 1 - 8 ½" x 11" reduction. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will not be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- ☒ i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- ☒ j. **Community Meeting Guide (Please check if you have read and understand Pages 14 & 15.)**

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____

Date 2/10/21

Print Name Kenny Habul

Signature of applicant/authorized agent _____

Date _____

Print Name _____

Address to which notification letter is to be sent:

192 Raceway Drive

Mooreville, NC 28117

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email Project.development@sunenergy1.com

☐ Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit

\$1500 + \$75/acre*

Amendment (after final approval)

\$1500

*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees:

Base Fee _____

Acreage Fee _____

TOTAL _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:


I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

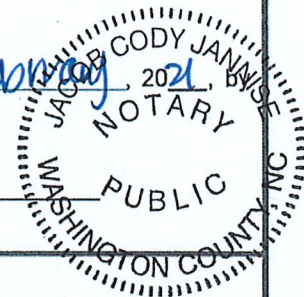
Applicant's Signature: 

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER) to-wit:

The foregoing instrument was acknowledged before me this 18 day of February, 2021, by Kenny Habu (Name of Applicant).

My commission expires: March 16, 2024 
Notary Public



Board of Supervisors Representative: Susan P. Dibble and Aubrey M. Stanley

Planning Commission Representative: Edmonia Iverson and Larry Leadbetter

List of Adjacent Property Owners:

GPIN	Name	Address
7769-61-7726	Springfield Farm Inc.	PO Box 1716
		Ashland, VA 23005
7769-62-8541	Sanders, Jeannette & Timothy Sr.	5116 Signal Corps Drive
		Fredericksburg, VA 22408
7769-72-1278	Jaroneski, Melissa	12134 Melton Place Drive
		Ashland, VA 23005
7769-61-8056	Hayes Margaret	12189 Melton Place Drive
		Ashland, VA 23005
7769-71-0268	Ross, Harvey & Patricia	12171 Melton Place Drive
		Ashland, VA 23005
7768-18-8506	Puryear, John & Jacqueline	12224 Winns Church Rd.
		Glen Allen, VA 23059
7779-20-4630	SKR Properties LLC	13077 Cedar Lane
		Ashland, VA 23005
7778-19-9924	Overby, William & Roberta	11445 Puryear Lane
		Ashland, VA 23005
7779-23-3723	Aquina, Francisco Maldonado	12204 Elmont Road
		Ashland, VA 23005

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued
List of Adjacent Property Owners:

GPIN	Name	Address
7779-23-4564	Edwards, James & Rosser, Suzanne	12190 Elmont Rd
		Ashland VA 23005
7779-23-4484	Taylor Aubrey	PO Box 20
		Ashland VA 23005
7779-23-5308	Carter, Sandra	12176 Elmont Rd
		Ashland VA 23005
7779-23-5320	Moore Hazel	12172 Elmont Rd
		Ashland VA 23005
7779-23-5260	Barton Clarence	12320 Short St
		Ashland VA 23005
7779-23-6006	Roman, Rose Marie	12156 Elmont Rd
		Ashland VA 23005
7779-22-6888	Stanley, William & Adele	12146 Elmont Rd
		Ashland VA 23005
7779-22-7688	Tyler, William Brian & Sherry Lynn	12134 Elmont Rd
		Ashland VA 23005
7779-22-8442, 7779-31-1686	Springfield Farm Inc	PO Box 1716
		Ashland, VA 23005
7779-31-0052	Hanneman, Perry Evan & Megan Gage	12056 Elmont Rd
		Ashland, VA 23005
7779-20-9846	Lloyd, Donald & Lori	12048 Elmont Rd
		Ashland VA 23005
7778-09-7572	Eddleton, Earnest & Eddleton, Diane	1425 Cambria Street NE
		Christinsburg VA 24073
7778-19-0618	Lloyd, Brandon & Rachel	11451 Loving Drive
		Ashland VA 23005
7778-18-1762	Mullen Dale	11463 Elmont Rd
		Ashland VA 23005
7778-08-0401	Ratliff Steven & Stanley Sandra	11426 Cavell Lane
		Ashland VA 23005
7778-09-6370	Gregory, Hunter Mathew	11453 Shady Farm Lane
		Ashland VA 23005
7769-92-0948	Lauterbach Deborah	12170 Iron Horse Lane
		Ashland VA 23005
7769-82-1148	Carter Duane	PO Box 264
		Hanover VA 23069

Additional Adjacent Properties Cont:

Page 1 of 8

GPIN 7768-17-5715

OWNER NAME1 MCNAMEE, DENNIS W

OWNER NAME2

MAIL ADDRESS 11135 LEADBETTER ROAD

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005-0000

GPIN 7768-27-1318

OWNER NAME1 GILMAN, THOMAS S & ESTHER B R/S

OWNER NAME2

MAIL ADDRESS PO BOX 669

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005-0000

GPIN 7768-27-6573

OWNER NAME1 JONES, CHRISTOPHER S & MARSHALL-JONES, WANDA S

OWNER NAME2

MAIL ADDRESS 11404 ROCKY RIDGE ROAD

MAIL CITY GLEN ALLEN

MAIL STATE VA

MAIL ZIP 23059

GPIN 7768-27-8348

OWNER NAME1 HAHN, SANDRA DUKE

OWNER NAME2

MAIL ADDRESS 11390 ROCKY RIDGE ROAD

MAIL CITY GLEN ALLEN

MAIL STATE VA

MAIL ZIP 23059

GPIN 7768-27-9297

OWNER NAME1 BAGLEY, NICOLE L & BAGLEY, JEREMY M

OWNER NAME2

MAIL ADDRESS 12375 CEDAR LANE

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005

Additional Adjacent Properties Cont:

Page 2 of 8

GPIN 7768-37-5801
OWNER NAME1 WEST, WILLIAM L & CAROL A R/S
OWNER NAME2
MAIL ADDRESS 12366 CEDAR LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

GPIN 7768-38-7001
OWNER NAME1 MERCER, CHERYL K
OWNER NAME2
MAIL ADDRESS 12354 CEDAR LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

GPIN 7768-37-8669
OWNER NAME1 WRIGHT, BERRY FRANKLIN
OWNER NAME2
MAIL ADDRESS 12320 CEDAR LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005-0000

GPIN 7768-47-2900
OWNER NAME1 WRIGHT, BERRY F JR
OWNER NAME2
MAIL ADDRESS 12320 CEDAR LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005-0000

GPIN 7768-48-4061
OWNER NAME1 WRIGHT, BERRY FRANKLIN JR
OWNER NAME2
MAIL ADDRESS 12320 CEDAR LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

GPIN 7768-47-6973
OWNER NAME1 WRIGHT, BERRY FRANKLIN JR
OWNER NAME2
MAIL ADDRESS 12320 CEDAR LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

GPIN 7768-47-9803
OWNER NAME1 BRADDOCK, STELLA W & ETALS
OWNER NAME2
MAIL ADDRESS 12270 CEDAR LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005-0000

GPIN 7768-68-0011
OWNER NAME1 DAVIS, RONALD D JR
OWNER NAME2
MAIL ADDRESS 15402 NELSON HILL ROAD
MAIL CITY MILFORD
MAIL STATE VA
MAIL ZIP 22514

GPIN 7768-58-7480
OWNER NAME1 AUSTIN, CHRISTOPHER W & DAVIS, LORE
OWNER NAME2
MAIL ADDRESS 12232 CEDAR LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

GPIN 7768-67-3897
OWNER NAME1 GILL, WESLEY & GILL, ASHLEY E R/S
OWNER NAME2
MAIL ADDRESS 11389 FARRINGTON FARM LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

Additional Adjacent Properties Cont:

Page 4 of 8

GPIN 7768-68-6275
OWNER NAME1 DAVIS, RONALD D & ZHANG, XIU MEI
OWNER NAME2
MAIL ADDRESS 11409 FARRINGTON FARM LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

GPIN 7768-68-8578
OWNER NAME1 BERNIER, L & M LIVING TRUST & DATED 3/25/96
OWNER NAME2
MAIL ADDRESS 11421 FARRINGTON FARM LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

GPIN 7768-78-2556
OWNER NAME1 CAMPBELL, GREGORY S & SUSAN B
OWNER NAME2
MAIL ADDRESS 11428 FARRINGTON FARMS LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

GPIN 7768-78-5527
OWNER NAME1 TREXLER, GINA
OWNER NAME2
MAIL ADDRESS 11232 DUDE RANCH ROAD
MAIL CITY GLEN ALLEN
MAIL STATE VA
MAIL ZIP 23059

GPIN 7768-77-6342
OWNER NAME1 HENLEY, LEWIS L
OWNER NAME2
MAIL ADDRESS 12176 CEDAR LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005-0000

Additional Adjacent Properties Cont:

Page 5 of 8

GPIN 7768-87-1135

OWNER NAME1 CURLEY, MARY E

OWNER NAME2

MAIL ADDRESS 12144 CEDAR LANE

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005-0000

GPIN 7768-75-0885

OWNER NAME1 TANDRA INVESTMENTS LLC

OWNER NAME2

MAIL ADDRESS PO BOX 445

MAIL CITY MURRELLS INLET

MAIL STATE SC

MAIL ZIP 29576

GPIN 7768-65-7966

OWNER NAME1 PURYEAR, JAMES M JR & KAREN M

OWNER NAME2

MAIL ADDRESS 12175 CEDAR LANE

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005-0000

GPIN 7768-97-0368

OWNER NAME1 CAMERON, GARY L

OWNER NAME2

MAIL ADDRESS 12016 WILLOW FARM DRIVE

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005

GPIN 7768-97-6904

OWNER NAME1 ANDERSON, KARLIE E

OWNER NAME2

MAIL ADDRESS 11433 CAVELL LANE

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005-0000

Additional Adjacent Properties Cont:

Page 6 of 8

GPIN 7778-09-9526

OWNER NAME1 AMAN,
GERALD
AND ANN
LIVING
TRUST

OWNER NAME2

MAIL ADDRESS 11450
SHADY
FARM LANE

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005

GPIN 7779-20-3238

OWNER NAME1 THOMPSON,
ROBERT C
& MONICA
A

OWNER NAME2

MAIL ADDRESS 12011
ELMONT
ROAD

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005

GPIN 7779-21-7226

OWNER NAME1 NEILSON, M ERIC & ELLEN M

OWNER NAME2

MAIL ADDRESS 12039 ELMONT ROAD

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005-0000

GPIN 7779-23-3946

OWNER NAME1 CALVARY PENTECOSTAL TABERNACLE

OWNER NAME2

MAIL ADDRESS 11352 HEFLIN LANE

MAIL CITY ASHLAND

Additional Adjacent Properties Cont:**Page 7 of 8**

MAIL STATE VA
MAIL ZIP 23005-9707

CPIN 7779-04-8707
OWNER NAME1 CPT ASHLAND LLC
OWNER NAME2
MAIL ADDRESS 11352 HEFLIN LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

CPIN 7779-03-0641
OWNER NAME1 HARALDSSON, RUNE K & BERIT A
OWNER NAME2
MAIL ADDRESS 12010 FOX MILL RUN LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

CPIN 7769-93-5298
OWNER NAME1 ARCHER, WILLIAM B & ARCHER, MARGARET S R/S
OWNER NAME2
MAIL ADDRESS 12011 FOX MILL RUN LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005

CPIN 7769-93-2271
OWNER NAME1 WILLIAMS, RAYMOND F & JULIE E
OWNER NAME2
MAIL ADDRESS 12172 IRON HORSE LANE
MAIL CITY ASHLAND
MAIL STATE VA
MAIL ZIP 23005-0000

CPIN 7769-72-7068
OWNER NAME1 SIKES, CHARLES R & SIKES, DONNA Z
OWNER NAME2
MAIL ADDRESS 12123 MELTON PLACE DRIVE

Additional Adjacent Properties Cont:

Page 8 of 8

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005

GPIN 7769-71-2498

OWNER NAME1 PECSOK, NANCY J

OWNER NAME2

MAIL ADDRESS 12157 MELTON PLACE DRIVE

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005

GPIN 7769-52-1910

OWNER NAME1 GILMAN, W RICHARD JR ET AL

OWNER NAME2

MAIL ADDRESS 15115 STONE HORSE CREEK ROAD

MAIL CITY GLEN ALLEN

MAIL STATE VA

MAIL ZIP 23059-0000

GPIN 7769-30-2164

OWNER NAME1 CAUTHORN, W BRUCE & KEVIN S R/S

OWNER NAME2

MAIL ADDRESS 13006 CEDAR LANE

MAIL CITY ASHLAND

MAIL STATE VA

MAIL ZIP 23005

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Springfield Farm Solar, LLC

DATE: 2/18/21

The following application will be submitted for review to the Hanover County Planning Department:

- ☐ Rezoning
- ☒ Conditional Use Permit
- ☒ Special Exception

Applicant: Springfield Farm Solar, LLC

Property Location: At and near 12384 Cedar Lane Ashland, VA 23005

GPIN(s): 7768-38-9853, 7769-60-1319, 7769-80-3093, 7779-10-0505, 7769-908609
7779-02-1568, 7779-12-8215, 7768-77-8450

Requested Zoning District: Agricultural

Requested Use/Exception: The applicant would like to construct a renewable energy solar generating facility.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? Construction of a 80MW solar photovoltaic electric generating facility

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____

The property will be used to construct a ground-mounted solar photovoltaic (PV) electric generating facility. The facility will comprise of solar panels, inverters, transformers, racking, posts, wiring, utility poles, communication poles, security cameras and accessories. The solar panels will utilize single axis tracking system, mounted on racking system secured by piles driven into the ground. There will be a 6-foot security fence with a 1-foot barbed wire that will enclose the entire facility. The facility will have 40 feet wide access gates. The solar facility will also have a minimum setback of 125 feet which will be maintained from all roadways. Additionally, vegetative buffers will be planted along residential property boundaries.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) _____

The property owners 623, LLC & Springfield Farm, LLC have various properties in the vicinity and have chosen to lease their properties to the applicant, Springfield Farm Solar, LLC for the proposed use. The facility will provide jobs and business opportunities during construction and will power over 20,000 homes. The site was chosen based on meeting various environmental due diligence analysis and utility studies. Solar facility is a very passive system; once constructed the operations and maintenance personnel are estimated to visit the facility four to six times a year, which will have minimum traffic impact. The panels do not require water and do not generate any noise nor emission. Vegetative buffers planted alongside residential boundaries and a minimal setback of 125 feet from all public roadways and residential properties will make the panels less visible to the public. These measures are taken to assure that the solar facility will not have a negative impact on surrounding vicinities

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) _____

There are no deed restrictions on the use of the properties for the built of a solar facility

5. Is the subject property located in a Dam Break Inundation Zone? ☐ Yes ☒ No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known** or **suspected** historic resources on both the **subject property** and **adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

1. Historic Resource/File No. N/A GPIN
2. Historic Resource/File No. GPIN
3. Historic Resource/File No. GPIN

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? N/A
- b) Is the historic site open to the public? N/A
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N/A

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N/A

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature:  Date: 2/18/21

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 0.01 vehicles per day and a site peak hour trip generation of <0.0006 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 9 edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number N/A and Page Number N/A).

Choose one of the two options below:

☒ I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.

☐ I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

☒ I certify that this proposal **DOES NOT MEET** any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

☐ I certify that this proposal **MEETS** at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

2/18/21

(Date)

(Applicant/Applicant's Representative – Print Name)

For questions regarding VDOT requirements:

Virginia Department of Transportation (VDOT) – Ashland Residency

Robert Butler, Assistant Residency Administrator

523 North Washington Highway

Ashland, VA 23005

Phone (804) 752-5511

Fax (804) 752-6431

Email: robert.butler@vdot.virginia.gov

<http://www.virginiadot.org/projects/chapter527/>

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
<input checked="" type="checkbox"/>	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows: <ul style="list-style-type: none"> a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30' 	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	6. Proposed changes in zoning, if any.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	<input type="checkbox"/>

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #:

CUP2021-00005

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: Springfield Farm Solar, LLCContact Name: Kenny Habul - Cody JanniseAddress: 595 Summer Street, 4th Floor, Stamford, CT 06901Telephone No. 704-662-0375

Fax No. _____

Email Address cody.jannise@sunenergy1.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 []GPIN(s)(Tax ID #'s) 7769-52-1910Total Area (acres/square feet) 177.21Magisterial District Beaverdam & South AnnaLocation Description (Street Address, if applicable) ☐Ashcake Road

Total CUP Area (acres/square feet) _____

Current Zoning A-1In accordance with Article 3, Division ☐ Section 26-20

§ _____ of the Ordinance the following use is requested:

Construction of utility-scale solar facilitySIGNATURE OF OWNER ☐ POWER OF ATTORNEY ☐ CONTRACT PURCHASER ☒ (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives' entry onto the property for purposes of reviewing this request.

Signature [Signature]Date 4-3-23Print Name Kenny Habul

Signature _____

Date _____

Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Kenny Habul & Cody JanniseAddress: 595 Summer Street, 4th Floor, Stamford, CT 06901Telephone No. 252-508-6014

Fax No. _____

Email Address cody.jannise@sunenergy1.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

APR 3 2023

HANOVER COUNTY
PLANNING OFFICE

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

[illegible]

REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:

- ☒ a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- ☒ b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- ☒ c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- ☒ d. **A plat of the subject property**, which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- ☒ e. **Responses to questions on Page 10**
- ☒ f. **Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)
- ☒ g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- ☒ h. **Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will not be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- ☐ i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- ☒ j. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____

Date 4.3.23

Print Name Kenny Habul

Signature of applicant/authorized agent _____

Date _____

Print Name _____

Address to which notification letter is to be sent:

595 Summer Street, 4th Floor, Stamford, CT 06901

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email cody.jannise@sunenergy1.com

☐ Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit

\$1500 + \$75/acre*

Amendment (after final approval)

\$1500

*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees: Base Fee _____
Acreage Fee _____
TOTAL _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature:

COMMONWEALTH OF ~~VIRGINIA~~ ^{NC})

COUNTY OF ~~HANOVER~~ ^{Pitt})

) to-wit:

The foregoing instrument was acknowledged before me this 3 day of April, 2023, by Kenny Habui (Name of Applicant).

My commission expires:

March 16, 2024

Jacob Cody Jannise
Notary Public

Board of Supervisors Representative:

Susan Dibble and J. Robert Monolo

Planning Commission Representative:

Larry Leadbetter and Edmonia Iverson

List of Adjacent Property Owners:

GPIN	Name	Address
	Rhyne Residential Development	12507 Trammell Court, Ashland, VA 23005
7769-54-4933	Patricia Ann Ewald	12258 Deer Crossing Trail, Ashland, VA 23005
7769-66-8152	Tracy S. Brown & Thomas E. Stanley	12141 Ashcake Road, Ashland, VA 23005
7769-73-3873	Raymond & Michelle Masoka	12181 Melton Road, Ashland, VA 23005
7769-73-3515	William Mcelory & Cathy Batch	12175 Melton Road, Ashland, VA 23005
7769-73-3146	Ronald Taylor Jr. & Jennifer Digiacomo	12153 Melton Road, Ashland, VA 23005
7769-21-4146	TuckerKipling, LLC	350 Pond View Lane, Manakin-Sabot, VA 23103
7769-21-3951	Jonathan L. Calhorne	350 Pond View Lane, Manakin-Sabot, VA 23103
7769-55-8317	Richard Wade Barnhill & Sylvia S.	6650 Chestnut Church Road, Mechanicsville, VA 23116

[illegible]

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Springfield Farm Solar, LLC

DATE: 4/3/2023

The following application will be submitted for review to the Hanover County Planning Department:

- ☐ Rezoning
- ☒ Conditional Use Permit
- ☒ Special Exception

Applicant: Springfield Farm Solar, LLC

Property Location: at and near 12384 Cedar Lane, Ashland, VA 23005

GPIN(s): 7768-38-9853, 7769-60-1319, 7769-80-3093, 7779-10-0505, 7769-90-8609,
7779-02-1568, 7779-12-8215, 7768-77-8450, 7769-52-1910

Requested Zoning District: Agricultural

Requested Use/Exception: The applicant would like to construct a renewable energy solar generating facility

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? Construction of a 80MW solar photovoltaic electric generating facility

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____

The property will be used to construct a ground-mounted solar photovoltaic (PV) electric generating facility. The facility will comprise of solar panels, inverters, transformers, racking, posts, wiring, utility poles, communication poles, security cameras and accessories. The solar panels will utilize single axis tracking system, mounted on racking system secured by piles driven into the ground. There will be a 6-foot security fence with a 1-foot barbed wire that will enclose the entire facility. The facility will have 40 feet wide access gates. The solar facility will also have all a minimum setback of 125 feet which will be maintained from all roadways. Additionally, vegetative buffers will be planted along residential property boundaries.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) The Property owners of 623, LLC, Springfield Farm, LLC, & Richard Gilman JR.,
have various properties in the vicinity and have chosen to lease

their properties to the applicant, Springfield Farm Solar, LLC for the proposed use. The facility will provide jobs and business opportunities during construction and will power over 20,000 homes. The site was chosen based on meeting various environmental due diligence analysis and utility studies. Solar facility is a very passive system; once constructed the operations and maintenance personnel are estimated to visit the facility four to six times a year, which will have minimal traffic impact. The panels do not require water and do not generate any noise nor emission. Vegetative buffers planted alongside residential boundaries and a minimal setback of 125 feet from all public roadways and residential properties will make the panels less visible to the public. These measures are taken to assure that the solar facility will not have a negative impact on surrounding vicinities

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) _____

There are no deed restrictions on the use of the properties for the built of a solar facility

5. Is the subject property located in a Dam Break Inundation Zone? ☐ Yes ☒ No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

1. Historic Resource/File No. N/A GPIN _____
2. Historic Resource/File No. _____ GPIN _____
3. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? N/A
- b) Is the historic site open to the public? N/A
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N/A

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N/A

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature:  Date: 4.3.23

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 0.01 vehicles per day and a site peak hour trip generation of <0.0006 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 9 edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number N/A and Page Number N/A).

Choose one of the two options below:

- ☒ I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- ☐ I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

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- ☒ I certify that this proposal **DOES NOT MEET** any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
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(Signature of Applicant/Applicant's Representative)

4.3.23

(Date)

Kenny Habul

(Applicant/Applicant's Representative – Print Name)

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
<input checked="" type="checkbox"/>	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows: <ul style="list-style-type: none"> a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30' 	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	6. Proposed changes in zoning, if any.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	<input type="checkbox"/>

April 3, 2023

Via U.S. First Class Mail

**RE: Community Awareness Meeting
 Springfield Farm Solar, LLC
 May 17, 2023 at 6:00pm**

Springfield Farm Solar, LLC has scheduled a community awareness meeting where representatives from Springfield Farm Solar, LLC and SunEnergy1, LLC, the developer and construction contractor, will discuss their plans to construct a proposed solar facility located approximately North of Cedar Lane and West of Elmont Road in Ashland, Virginia in South Anna and Beaverdam Districts, Hanover County as shown in Exhibit A.

The community awareness meeting will be held in-person on May 17, 2023 at the Ashland Public Library, 201 S. Railroad Avenue, Ashland Virginia 23005 from 6:00pm to 7:00pm.

Springfield Farm Solar representatives will give an informal presentation on the proposed solar facility. This community awareness meeting will provide an opportunity for the community to learn about the proposed project and will serve to establish a dialogue between representatives of the proposed solar project and nearby property owners. It will also provide Springfield Farm Solar and SunEnergy1 representatives with additional feedback on the project from the community. Our staff will be available to answer any questions from the community following the presentation.

The County of Hanover has requested that Springfield Farm Solar, LLC conduct this community awareness meeting with all adjacent property owners to inform them of the proposed solar facility project. Your attendance is highly encouraged, and we would greatly appreciate your participation.

If you have any questions or comments please do not hesitate to contact me at (252) 508-6014

Sincerely,

Springfield Farm Solar, LLC

Cody Jannise

By: Cody Jannise
Field Operations Manager



CONDITIONAL USE PERMIT & SPECIAL EXEMPTION APPLICATION

SPRINGFIELD FARM SOLAR, LLC PROPOSED SOLAR PROJECT

Below is a quick reference of explanation of April 2023 changes from the previously submitted Conditional Use Permit application (CUP2021-0005). The applicant added additional parcel (7769-52-1910) owned by Richard W. Gilman Jr. This addition increases the total project site from approximately 778 acres to approximately 938 acres, per the surveys. The actual approximate fenced project area is now 326 acres.

Updated components of the Application:

- Project overview to include additional parcel
- Application to include additional parcel
- Checklist of requirements for additional parcel
- Acknowledgement of application fee for additional parcel
- Adjoining property owners, Board of Supervisors, and Planning Commissions for additional Parcel
- Notification of Zoning Application Submittal for additional parcel
- Historic Site analysis confirmation for additional parcel
- Compliance with VDOT & County traffic impact analysis requirements confirmation for additional parcel
- Sketch plan checklist and sketch plans for additional parcel
- Community Awareness Meeting letter



CONDITIONAL USE PERMIT & SPECIAL EXEMPTION APPLICATION

SPRINGFIELD FARM SOLAR, LLC PROPOSED SOLAR PROJECT

Project Overview:

Springfield Farm Solar, LLC (the "Applicant") is proposing to build an 80 MW (AC) renewable energy generating facility within the Town of Ashland, Virginia Hanover County. The facility will be constructed on approximately 938 acres of land zoned Agricultural, of which only approximately 326 acres will consist of panels and fenced area. The site is located approximately in and near 12384 Cedar Lane Ashland, VA.

This 80 MW AC project will be a ground-mounted solar photovoltaic facility utilizing single-axis tracking system. There will be a 6-foot security fence with a 1-foot barbed wire which will encompass the entire solar facility. Additionally, there will be 40-foot wide security access gates to allow access to the site. Once the solar farm has been constructed, it is anticipated the crew will visit the site four to six times a year. There will be no additional burden to Hanover County infrastructure including the roadway, water service, sewer service, schools or fire/police.

The panels do not generate any noise nor emissions and are remotely monitored on a 24-hour basis.

Major Facility Components:

The facility is a single-axis tracking, ground-mounted solar photovoltaic system. The facility will be comprised of solar panels, inverters, transformers, racking, posts, wiring, utility poles, communication poles, weather components, security camera, collector station and accessories. Additionally, as discussed above 40 feet entrance gates will be installed, in addition to a 6 feet fence with a 1-foot barbed wire will surround the perimeter of the entire solar facility.

Panel Glare:

The panels used in this project are designed to absorb solar energy from the sun and convert it into electricity. The panels are designed with anti-reflective glass front surfaces to capture and retain as much of the solar spectrum as possible. Therefore, the panels will not generate glare.

Construction Timeframe & Job Creation:

We anticipate construction will take six months to 1 year from issuance of a building permit and intend to hire local vendors and subcontractors whenever possible. We anticipate the creation of 1000 full-time jobs during the construction of the project.



Permits:

The applicant, Springfield Farm Solar, LLC will comply with all local building codes, Virginia Department of Environmental Quality Permit by Rule requirements, storm-water and erosion control standards, Federal Energy Regulatory Commission and Hanover County regulations to ensure a safe and viable development for Hanover County and its residents.

Condition Use Permit (CUP): Due to various studies/analysis performed by PJM interconnection provider and the utility, Virginia Electric and Power Company, the applicant seeks a CUP with a minimum expiration, no earlier than 36 months after the date of issuance of the Conditional Use Permit. This will support the duration needed for the above-mentioned entity to perform system upgrade and provide the applicant the needed time to receive the various permits needed for the project to start the construction of the facility.

Site Control:

Applicant has entered into an Option to Lease agreement with the property owners 623, LLC, Springfield Farm, Inc., and Richard W. Gilman Jr. The Applicant will own 100% of the generating facility built on the site.

Water Quality Compliance:

The project, when completed, will include open space. The open space will consist of an herbaceous vegetative cover which will not be fertilized once it is established. Nutrient loading will be greatly reduced compared to typical farming methods.

Runoff will also be reduced compared to plowed and/or row crops. The consistent vegetative cover will slow the runoff, increase concentration time, and ultimately reduce the silt and sediment runoff compared to an actively farmed field.

The applicant will acquire all necessary permits including but not limited to erosion control, stormwater, wetland, endangered species prior to construction.

Vegetative Buffer, Setback & Height Limitation:

This project will implement at minimum a setback of 125 feet from all major public roadways and residential property boundary. Additionally, vegetative buffer will also be implemented along the roadway and along all residential boundaries.